



Donald L. Wolfe, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **PJ-1**

November 17, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**WILL ROGERS COASTLINE  
PARKING LOT AND VIEW PIER IMPROVEMENTS PROJECT  
AWARD SUPPLEMENTAL AGREEMENT  
SPECS. 5360; C.P. 70869 AND 69225  
SUPERVISORIAL DISTRICT 3  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE DIRECTOR OF BEACHES AND HARBORS THAT YOUR BOARD:**

Award and authorize the Director of Public Works to execute Supplemental Agreement 2 to Contract PW-11831 with Concept Marine Associates, to provide additional architectural/engineering services for the Will Rogers Coastline Parking Lot and View Deck project for a not-to-exceed fee of \$62,464, funded by the Regional Park and Open Space District.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended action will allow Concept Marine Associates to prepare additional technical studies and reports to respond to comments received from the California Coastal Commission on the County's Coastal Development Permit application.

On March 3, 1998, your Board awarded an Agreement to Concept Marine Associates to provide design, consultant, and construction administration services for the project for a not-to-exceed fee of \$155,170. The project consists of reconstruction and reinforcement of the existing beach slope with rock armor to protect against erosion, reconstruction of the asphalt concrete parking lot, construction of a new concrete view deck on a pile foundation system with an accessible pedestrian walkway to the beach, landscaping, irrigation, and security lighting improvements.

The project design is complete, and the plans were submitted to the jurisdictional agencies for review and approval. As part of this review, the California Coastal Commission requested additional historical and technical information in order to complete its review of the project's Coastal Development Permit application. Under the recommended Supplemental Agreement, Concept Marine Associates will address the comments from the California Coastal Commission by compiling and evaluating historical storm, erosion, and shoreline data for the beach site; providing an analysis of project alternatives considered; and preparing additional technical studies and reports to evaluate the project impacts on the local beach shoreline.

### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as the proposed improvements will replace deteriorated facilities, increase public safety, expand recreational opportunities, improve the quality of stormwater runoff into the Santa Monica Bay, and enhance public beach access.

### **FISCAL IMPACT/FINANCING**

The total project cost, including plans and specifications, plan check, construction, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$2,930,427, which is \$1,730,427 more than the amount previously authorized by your Board on March 3, 1998. The increase in estimated costs reflects the expansion of the project's scope due to additional jurisdictional requirements, an initial underestimation of needed consultant services for preparation of environmental documentation and materials testing and deputy inspection, and overall cost escalation during the project's extended development. The Project Schedule and Budget Summary are included in Enclosure A.

Project funding in the amount of \$1,648,000 from the Safe Neighborhood Parks Propositions of 1992 and 1996, \$842,459 of net County cost, and \$234,000 from the Beaches and Harbors Interest Earning Trust Account is included in the Fiscal

Year 2005-06 Capital Project/Refurbishment Budget, for a current total project appropriation of \$2,724,459. Sufficient appropriation is currently available to award the recommended Supplemental Agreement.

We are recommending that your Board defer any adjustments to the project budget until the final design is completed. In light of rising construction costs currently being experienced throughout the construction industry, Public Works will have the independent construction cost estimate updated based on the final design prior to advertising for construction bids. At that time, we will return to your Board with recommendations on the scope, budget, and funding for the project.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Project Schedule has been extended to finalize the scope and design for the project, address concerns from the jurisdictional agencies, and identify additional funding sources for the project based on the independent cost estimate.

A standard Supplemental Agreement, in the form previously approved by County Counsel, will be used. The existing Agreement includes the standard Board-directed clauses that provide for Contract termination, renegotiation, hiring of qualified displaced County employees, and consideration of Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

### **ENVIRONMENTAL DOCUMENTATION**

Award of this Supplemental Agreement will have no environmental impact. The appropriate environmental documentation will be completed before returning to your Board to adopt plans and specifications and advertise for construction bids.

### **CONTRACTING PROCESS**

On March 3, 1998, your Board awarded an Agreement to Concept Marine Associates for architectural/engineering design, consultant, and construction administration services for a not-to-exceed fee of \$155,170. Since that time, Public Works executed one Supplemental Agreement under delegated authority for additional design services, increasing the total Contract value to \$170,687. Under the recommended Supplemental Agreement for a not-to-exceed amount of \$62,464, Concept Marine Associates will prepare additional historical and technical studies to respond to comments received from the California Coastal Commission on the project's Coastal Development Permit application.

The Honorable Board of Supervisors  
November 17, 2005  
Page 4

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended action will have no impact on current County services or projects. During the construction phase, there will be minor impacts due to the seasonal operation of the beach. Beaches and Harbors and Public Works will develop appropriate measures to minimize public inconvenience during construction.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Beaches and Harbors, and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

STAN WISNIEWSKI  
Director of Beaches and Harbors

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Enc.

cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)

November 17, 2005

**ENCLOSURE A**

**WILL ROGERS COASTLINE  
PARKING LOT AND VIEW PIER IMPROVEMENTS PROJECT  
AWARD SUPPLEMENTAL AGREEMENT  
SPECS. 5360; C.P. 70869 AND 69225**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Award Design Contract	03/03/98*
Schematic Design	06/10/03*
Design Development	03/30/04*
Construction Documents	06/29/04*
Jurisdictional Approvals	07/12/06
Construction Award	10/10/06
Construction Start	11/06/06
Substantial Completion	09/07/07
Final Acceptance	11/15/07

\*Actual completion date

## II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Budget	Delegated Authority Project Budget	Impact of this Action	Independent Cost Estimate
Plans and Specifications				
Basic Design Services	\$ 68,260	\$ 76,728	\$ 29,786	\$ 106,514
Additional Consultant Services	61,120	61,120	25,325	86,445
Construction Administration Services	18,690	18,690	0	18,690
Additional/Reimbursable Services	7,100	14,149	7,353	21,502
Total Contract	\$ 155,170	\$ 170,687	\$ 62,464	\$ 233,151
Plan Check	\$ 15,000	\$ 15,000	\$ 0	\$ 18,000
Construction				
Construction	\$ 873,000	\$ 873,000	\$ (62,464)	\$1,750,000
Change Order Contingency	87,000	87,000	0	175,000
Utility Connection Fees	0	0	0	20,000
Total Construction	\$ 960,000	\$ 960,000	\$ (62,464)	\$1,945,000
Equipment	\$ 0	\$ 0	\$ 0	\$ 0
Consultant Services	\$ 33,830	\$ 18,313	\$ 0	\$ 126,015
Miscellaneous Expenditures	\$ 0	\$ 0	\$ 0	\$ 8,500
County Services	\$ 36,000	\$ 36,000	\$ 0	\$ 599,761
<b>TOTAL</b>	<b>\$1,200,000</b>	<b>\$1,200,000</b>	<b>\$ 0</b>	<b>\$2,930,427</b>